



Town of Merrimack, New Hampshire

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Planning - Zoning - Economic Development - Conservation

RESULTS OF MERRIMACK PLANNING BOARD TUESDAY, MAY 18, 2021

Planning Board members present: Robert Best; Paul McLaughlin; Neil Anketell; Barbara Healey (Town Council Ex-Officio); and Alternate Nelson Disco.

Planning Board members absent: Lynn Christensen

Staff present: Robert Price, Planning & Zoning Administrator

1. Call to Order

Robert Best called the meeting to order at 7:03 p.m. and designated Nelson Disco to sit for Lynn Christensen.

2. Planning & Zoning Administrator's Report

The Board voted 5-0-0 to determine that the Clark/Vaughn Lot Line Adjustment is not of regional impact, on a motion made by Nelson Disco and seconded by Neil Anketell.

3. **James Turbyne (applicant/owner)** - Review for consideration of a Conditional Use Permit to construct a detached Accessory Dwelling Unit (ADU). The parcel is located at 35 Tinker Road in the R-1 (Residential, by Soils) District. Tax Map 2C, Lot 14. Case # PB2021-14.

Withdrawn by applicant.

4. **Brett Vaughn, Inc. (applicant) and Brett W. Vaughn Revocable Trust and Chad Clark (owners)** - Review for acceptance and consideration of a lot line adjustment. The parcels are located at 8, 10, 12 and 14 Whitetail Ridge in R-1 (Residential, by Map) District, Tax Map 4A, Lots 023, 023-3, 023-4 & 023-5. Case # PB2021-15

Applicant was represented by: Mike Ploof, LLS, Fieldstone Land Consultants.

The Board voted 5-0-0 to accept the application for review, on a motion made by Nelson Disco and seconded by Paul McLaughlin.

There was no public comment.

The Board voted 5-0-0 to grant conditional final approval to the application, on a motion made by Nelson Disco and seconded by Barbara Healey.

5. **Merrimack Parcel A, LLC (applicant) and Merrimack Parcel A, LLC and Slate Merrimack Acquisition, LLC (owners)** - Review for consideration of an amendment to the approved site plan, requesting to waive the requirement for the installation of a sidewalk per Section 4.20 and Section 7.05.D.19 of the previous regulations (in effect at the time of the original approval). The

parcel is located at 10 Premium Outlets Boulevard in the I-2 (Industrial) and Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 3C, Lots 191-02 and 191-02U1-02U4. Case # PB2021-16.

At the applicant's request, the Board voted 5-0-0 to continue the public hearing to June 15, 2021 on a motion made by Paul McLaughlin and seconded by Barbara Healey.

6. **Cremeux French Patisserie, LLC (applicant) and Pennichuck Square LTD Partnership (owner)** - Review for acceptance and consideration of final approval of a waiver of full site plan review to add an outdoor seating area. The parcel is located at 707 Milford Road, Unit 3C, in the C-2 (General Commercial) and Aquifer Conservation Districts, and Wellhead Protection Area. Tax Map 2B, Lot 360. Case # PB2021-17.

Applicant was represented by: Isabelle Waddell, Cremeux French Patisserie

The Board voted 5-0-0 to accept the application for review, on a motion made by Paul McLaughlin and seconded by Nelson Disco.

There was no public comment.

The Board voted 5-0-0 to grant conditional final approval to the application, on a motion made by Nelson Disco and seconded by Barbara Healey.

7. **Discussion/possible action regarding other items of concern**

Discussion only.

The Board voted 4-0-1 to recommend to the Town Council the appointment of Bill Boyd to the Nashua Regional Planning Commission, on a motion made by Nelson Disco and seconded by Paul McLaughlin. Barbara Healey abstained.

Discussion only.

8. **Approval of Minutes — May 4, 2021**

The Board voted 5-0-0 to approve the minutes of May 4, 2021 as amended, on a motion made by Nelson Disco and seconded by Neil Anketell.

9. **Adjourn**

The Board voted 5-0-0 to adjourn at 7:44 p.m. on a motion made by Nelson Disco and seconded by Barbara Healey.